



Recommendation for Action

File #: 21-2000, **Agenda Item #:** 50.

6/3/2021

Posting Language

Conduct a public hearing related to an application by McKinney Falls Apartments, LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as Parkside Apartments, located at or near 5200 McKinney Falls Parkway, Austin, Texas 78744, within the City's extraterritorial jurisdiction; and consider a resolution related to the proposed development, application, and allocation of housing tax credits and private activity bonds.

Lead Department

Housing and Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

May 20, 2021 - Council set a public hearing for June 3, 2021 regarding an application by McKinney Falls Apartments, LP, for housing tax credits for a multi-family development that will be financed through the private activity bond program.

For More Information:

Rosie Truelove, Director, Housing and Planning Department, 512-974-3064; Mandy DeMayo, Community Development Administrator, Housing and Planning Department, 512-974-1091.

Additional Backup Information:

This public hearing is to receive public comment on an application that will be (or has been) submitted to the Texas Department of Housing and Community Affairs. The Applicant, McKinney Falls Apartments, LP, or an affiliated entity, seeks funding for the development through 4% Low Income Housing Tax Credits and private activity bonds. The property is located within the City's extraterritorial jurisdiction and near Council District 2.

After the public hearing, Council will consider a resolution about the proposed development, the application, and, if necessary, the allocation of housing tax credits and private activity bonds.

Proposed Development

McKinney Falls Apartments, LP, which is an affiliate of Graham Development, LLC, plans to develop a 252-unit multi-family development to be located at 5200 McKinney Falls Parkway, Austin, Texas 78744. The community will be affordable to households earning at or below 60% of the Austin Median Family Income (MFI), with 26 units affordable up to 30% MFI, 26 units affordable up to 40% MFI, 26 units affordable up to 50% MFI, and 174 units affordable up to 60% MFI. The intended target population of the development is the general population. The development is proposed to be partially funded with 4% Low Income Housing Tax Credits and tax-exempt bonds issued by Travis County Housing Finance Corporation (TDHCA). An affiliate of Travis County Housing Finance Corporation (LIHTC) will be the general partner of the development's partnership, thereby allowing for a full property tax exemption. No funding from the Austin Housing Finance

Corporation is being requested.

The proposed development's application to the City, as well as socioeconomic information and amenities in the surrounding area, may be found at

<https://austintexas.gov/departments/low-income-housing-tax-credit-4-percent-applications>.